

Bath & North East Somerset Council		
MEETING:	Planning Committee	<div>AGENDA ITEM NUMBER</div> <div></div>
MEETING DATE:	22 nd October 2025	
RESPONSIBLE OFFICER:	Louise Morris - Head of Planning & Building Control	
TITLE:	NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES	
WARD:	ALL	
BACKGROUND PAPERS: None		
AN OPEN PUBLIC ITEM		

APPEALS LODGED

App. Ref: 25/01750/FUL
Location: Flat 1 9 Walcot Buildings Walcot Bath Bath And North East Somerset
Proposal: External works for the erection of a single storey rear extension.
Decision: REFUSE
Decision Date: 22 July 2025
Decision Level: Delegated
Appeal Lodged: 2 September 2025

App. Ref: 25/01695/FUL
Location: 6 Southdown Avenue Southdown Bath Bath And North East Somerset BA2 1HY
Proposal: Change of use from 3 bedroom dwelling (Class C3) to 6-Bedroom HMO (C4)
Decision: REFUSE
Decision Date: 31 July 2025
Decision Level: Planning Committee
Appeal Lodged: 10 September 2025
Officer Recommendation: PERMIT

App. Ref: 25/01612/FUL
Location: Russell House Packhorse Lane South Stoke Bath Bath And North East Somerset
Proposal: Erection of roof terrace with internal access stair to the rear flat roof extension to Russell House, repairs and new flat roof to the existing garden shed built up to the rear boundary with Victoria Cottages.
Decision: REFUSE
Decision Date: 3 July 2025
Decision Level: Delegated
Appeal Lodged: 25 September 2025

App. Ref: 25/00726/CLPU
Location: Paulton Rovers Social Club Winterfield Road Paulton Bristol Bath And North East Somerset
Proposal: Change of pitch surface from grass to synthetic 3G (Certificate of Lawfulness for a Proposed Development)
Decision: REFUSE
Decision Date: 14 May 2025
Decision Level: Delegated
Appeal Lodged: 2 October 2025

App. Ref: 25/01037/PACOU
Location: Broadlands Fruit Farm Box Road Bathford Bath Bath And North East Somerset
Proposal: Prior approval request for change of use of agricultural building to flexible commercial and storage use.
Decision: REFUSE
Decision Date: 5 June 2025
Decision Level: Delegated
Appeal Lodged: 2 October 2025

Case Ref: 23/00437/NONCOM
Location: Plot East Of 33 Rotcombe Lane High Littleton Bristol Bath And North East Somerset
Breach: Appeal against without planning permission, the change of use of land from equestrian to a mixed use comprising of livery, horse and pony physiotherapy and rehabilitation; and the stationing of caravans and residential paraphernalia for residential use, together with the erection of fencing to conceal the residential use.
Notice Issued Date: 07 August 2025
Appeal Lodged: 2 October 2025

APPEALS DECIDED

Case Ref: 22/00500/UNDEV

Location: Derelict Building Access Road To Charlcombe Grove Farm Charlcombe Bath Bath And North East Somerset

Breach: Without Planning Permission the Unauthorised Erection of a Residential Dwellinghouse.

Notice Date: 08 February 2024

Appeal Lodged: 21 March 2024

Appeal Decision: Appeal Allowed

Appeal Decided Date: 19 September 2025

Case Ref: 22/00173/UNAUTH

Location: Dorset Villa 14 Newbridge Road Newbridge Bath Bath And North East Somerset BA1 3JX

Breach: Without planning permission the change of use of nil use property to commercial holiday let accommodation (Use Class Sui Generis).

Notice Date: 17 April 2024

Appeal Lodged: 12 June 2024

Appeal Decision: Appeal Dismissed

Appeal Decided Date: 22 September 2025

App. Ref: 23/01365/FUL

Location: 21 Darlington Place Bathwick Bath Bath And North East Somerset BA2 6BX

Proposal: Demolition of existing dwelling and erection of replacement dwelling and coach house.

Decision: REFUSE

Decision Date: 15 July 2024

Decision Level: Delegated

Appeal Lodged: 3 February 2025

Appeal Decision: Appeal Dismissed

Appeal Decided Date: 3 October 2025

App. Ref: 24/04742/FUL
Location: 21 Darlington Place Bathwick Bath Bath And North East Somerset
BA2 6BX
Proposal: Extension and alteration of garage.
Decision:
Decision Date:
Decision Level:
Appeal Lodged: 20 March 2025
Appeal Decision: Appeal Dismissed
Appeal Decided Date: 3 October 2025

Case Ref: 21/00115/UNAUTH
Location: Land Between Convergence Of Durley Park And Durley Lane Durley Hill
Keynsham Bath And North East Somerset
Breach: Without Planning Permission, the change of use of agricultural land to a mixed
use for storage (including vehicle storage), and the breaking, repair and sale of vehicles
and vehicle parts.
Notice Date: 28 September 2023
Appeal Lodged: 18 December 2023
Appeal Decision: Appeal Dismissed
Appeal Decided Date: 06 October 2025

FORTHCOMING HEARINGS & INQUIRIES

App. Ref: 24/00325/UNAUTH

Location: Parcel 3263 Deanhill Lane Upper Weston Bath Bath And North East Somerset

Breach: Appeal against without planning permission, the material change of use of agricultural land to a mixed use comprising of agriculture, residential caravan site and the importation and storage of waste; including the siting of caravans, generator and residential paraphernalia. Without planning permission, the erection of an agricultural building.

Appeal Lodged: 10 July 2025

Hearing to be held on 14th October 2025 at Aix-en-Provence, Guildhall, Bath.